



THE LOCATION

Grimthorpe Manor is situated North Of Pocklington towards The Yorkshire Wolds. The location of this property is truly exceptional. The historic market town of Pocklington is situated east of York and north of the A1079. The town boasts health centre, dental and veterinary practices, specialist shops, three supermarkets, library, sports and leisure facilities, restaurants, theatre cinema and arts centre, post office, banks, the highly regarded Pocklington Grammar School and Woldgate Secondary school. There is easy access to the A64 and M62 motorway providing commuter links to Leeds, York and Hull. Pocklington also offers good access to the Yorkshire Wolds.

THE PROPERTY

Grimthorpe Manor is a substantial and imposing 1800's residence with spectacular vistas across open countryside, towards the Vale Of York and beyond.

The principal house offers extensive accommodation with well balanced reception rooms and five bedrooms with a connecting cottage/annexe which could easily be separated.

There is a mixture of traditional outbuildings and barns which offers huge potential which stands in approximately 18.23 Acres.

In our opinion this is an unrivalled opportunity to acquire one of East Yorkshire's best kept secrets.

Viewing is strictly by appointment via the sole selling agents.



THE ACCOMMODATION COMPRISES;

ENTRANCE HALL 21'0" x 11'8" (6.40m x 3.56m)

A most welcoming entrance hall, having a turning staircase, two period style radiators.

CLOAKROOM/W.C 6'10" x 4'0" (2.09m x 1.23m)

Fitted suite comprising low level WC and wash hand basin and coat hooks.

PANTRY 9'1" x 4'0" (2.77m x 1.23m)

With shelving.

DINING ROOM 15'0" x 14'4" (4.56m x 4.36m)

Single sash glazed bay window to the front elevation with amazing views overlooking the Vale of York, radiator beneath, fitted cupboards, open fire with further double radiator.

SITTING ROOM 22'5" x 15'1" (6.83m x 4.59m)

Sliding sash single glazed bay window to the front elevation with radiator beneath, two wall light points, door to the front, radiator, deep skirting boards, marble fireplace with open grate.

UTILITY 6'0" x 20'7" (1.84m x 6.28m)

Sliding sash windows to the side elevation, stainless steel sink unit with mixer, side external door, plumbing for automatic washing machine and radiator.

KITCHEN 16'2" x 22'1" (4.93m x 6.72m)

Fitted with a matching arrangement of floor and wall cupboards with work surfaces, plumbing for dishwasher, one and half stainless steel sink unit, LPG four oven aga, sliding sash windows to the side elevation and external door.

LIVING ROOM 16'3" x 16'10" (4.95m x 5.12m)

Sliding sash windows to the side elevation, double doors to the side and "Worcester" LPG gas boiler and double radiator.

LANDING 7'5" x 25'4" (2.25m x 7.72m)

Single glazed sash window to the side elevation and double radiator.

BEDROOM ONE 15'3" x 15'0" (4.65m x 4.58m)

Single glazed window to the front elevation, radiator with amazing views.

EN-SUITE BATHROOM 4'11" x 15'8" (1.49m x 4.77m)

Fitted suite comprising panelled bath, low level WC, vanity wash hand basin, double shower cubicle (currently not working), heated towel rail and sliding single glazed window to the front elevation.

BEDROOM TWO 15'1" x 14'4" (4.60m x 4.38m)

Single glazed window to the front elevation, radiator and wash hand basin.

BEDROOM THREE 10'8" x 14'9" (3.25m x 4.49m)

Sliding sash window to the rear elevation and radiator.

INNER HALLWAY 5'7" x 8'2" (1.70m x 2.50m)

Radiator and fitted cupboards.

BATHROOM 8'4" x 4'8" (2.55m x 1.41m)

Fitted suite bath with side screen and shower over, pedestal wash hand basin, chrome radiator, low level WC and sliding sash windows.

SHOWER ROOM

Corner Shower Cubicle, wash hand basin and low level WC.

INNER LANDING 3'5" x 15'6" (1.03m x 4.73m)

Radiator and access to the loft.

BEDROOM FOUR 12'6" x 17'8" (3.80m x 5.38m)

Sealed unit window to the side elevation, fitted cupboards, radiator and fitted wardrobes.

BEDROOM FIVE 11'6" x 17'0" (3.50m x 5.17m)

Sash windows to the side elevation and double radiator.

LANDING 4'4" X 13'1" (1.32m X 4.00m)

Radiator. Door to upstairs of The Cottage.

COTTAGE

ENTRANCE HALL 5'6" x 14'4" (1.67m x 4.36m)

Having a composite front entrance door and two double glazed windows to either side, stairs to first floor accommodation, feature period style radiator. Door leading to the main house.

UTILITY/SEPARATE W.C 5'6" x 7'1" (1.68m x 2.15m)

Stainless steel sink unit with mixer tap, plumbing for automatic washing machine, opaque sliding sash windows, tiled flooring, extractor fan, towel rail and fitted cupboards.

KITCHEN 15'0" x 9'6" (4.58m x 2.89m)

Fitted with matching arrangement of floor and wall cupboards, ceramic sink unit, pantry off with shelving, double radiator, "Worcester" wall mounted gas central heating boiler in concealed cupboards, built in slim line dishwasher, window to the rear elevation and rear external door.

DINING ROOM 9'1" x 8" (2.77m x 2.92m)

Multi fuel log burner, double glazed window to the rear elevation and radiator.

LANDING

Door to the Main House and access to the loft.

BEDROOM 8'10" x 6'10" (2.69m x 2.08m)

Sliding sash double glazed window to the rear elevation and radiator.

OFFICE 9'1" x 6'2" (2.78m x 1.89m)

Measured including bulk head area, sliding sash double glazed window to the front elevation.



SITTING ROOM 15'7" x 16'6" (4.75m x 5.03m)

Sliding sash double glazed window to the front elevation and two windows to the rear elevation, two radiator, wall mounted feature electric fire and three wall light points.

STUDY 9'3" x 9'3" (2.81m x 2.81.)

Sliding sash double glazed window to the rear elevation and radiator.

MASTER BEDROOM 16'8" x 10'11" (5.07m x 3.34m)

Sliding sash window to the rear elevation, velux windows and radiator.

BATHROOM 7'0" x 10'0" (2.13m x 3.05m)

Well equipped bathroom, having p shaped bath with side screen with shower over, vanity wash hand basin, low level WC, opaque double glazed window to the front elevation and heated towel rail.

OUTSIDE

A tree lined driveway leads off the public road down to Grimthorpe Manor. Off this driveway, a stone gravelled drive gives a formal entrance to the front of the house.

A range of traditional buildings are situated to the east of the house including:-

CART SHED

Opening through to the Fold Yard, surrounding which is also.

TRADITIONAL BARN 19'9" x 65'9" (6.03m x 20.04m)

A brick built triple height building incorporating stables and with a double height brick built lean to

TRADITIONAL BARN

Another triple height building, open to the roof and with a brick raised apron to the fold yard.

FORMER SOW HOUSE

A single storey building of brick construction.

FORMER COW HOUSE

A single storey corner building.

These buildings offer an interesting and exciting opportunity to re-develop and bring back into use, subject to obtaining the necessary Consents.

THE LAND

The property extends to approximately 18.23 acres in total, including grass paddocks to the front and rear, plus gardens, woodland, wildlife areas and the farmstead.

The grassland, extending to approximately 11.78 acres has historically been managed by the current owners extensively with no inputs and only gentle grazing. Within one field is a nissen hut which has come in useful for lambing. The land is currently let under two separate Agreements with a total income of £860.00 Per annum. The tenants have indicated that the occupation arrangements could carry on with the new owners if desired.

ADDITIONAL INFORMATION;**WAYLEAVES, EASEMENTS AND RIGHTS OF WAY**

The land is sold subject to and with the benefit of all existing Rights, Easements and Wayleaves whether referred to in these particulars or not. We are not aware of any rights which affect the property. There is a right of access for Number one and two Grimthorpe Manor Cottages and the adjacent farmers field on the right hand side. There is also a public right of way, purchasers should make their own enquires.

SERVICES

LPG heating system, Mains Water, Electricity and septic tank.

APPLIANCES

None of the electrical appliances have been tested by the Agent.

LOCAL AUTHORITY

East Riding Of Yorkshire Council

TENURE

Freehold

VIEWING

By appointment with the agent.

OPENING HOURS

9 am to 5:30 pm Monday to Friday & 9 am - 3 pm Saturday

PROPERTY VALUATION/SURVEY

Should you be purchasing a property through another agent, we offer a full range of survey reports comprising Homebuyer's Reports and reports on structural defects, all offered at competitive prices with money saving initiatives. For further impartial advice ring 01759 304625 or email surveys@clubleys.com

FREE VALUATIONS FOR SALE

If you are considering selling or letting your property, we offer a free, no obligation valuation service and would be pleased to discuss your individual requirements with you. Please ring 01759 304040 for further information or to arrange for one of our valuers to call.

MORTGAGES

We are keen to stress the importance of seeking professional mortgage advice and would recommend that an appointment be made to see Steve Marsdin, Mortgage and Protection Adviser, by phoning him on 01430-871112, or by contacting any member of staff. A broker fee of £199 will be charged on application.

Your home may be repossessed if you do not keep up repayments on your mortgage.

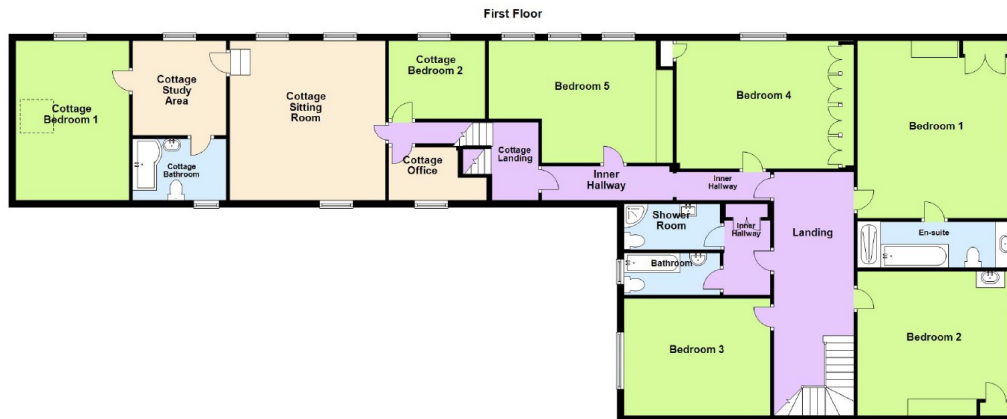
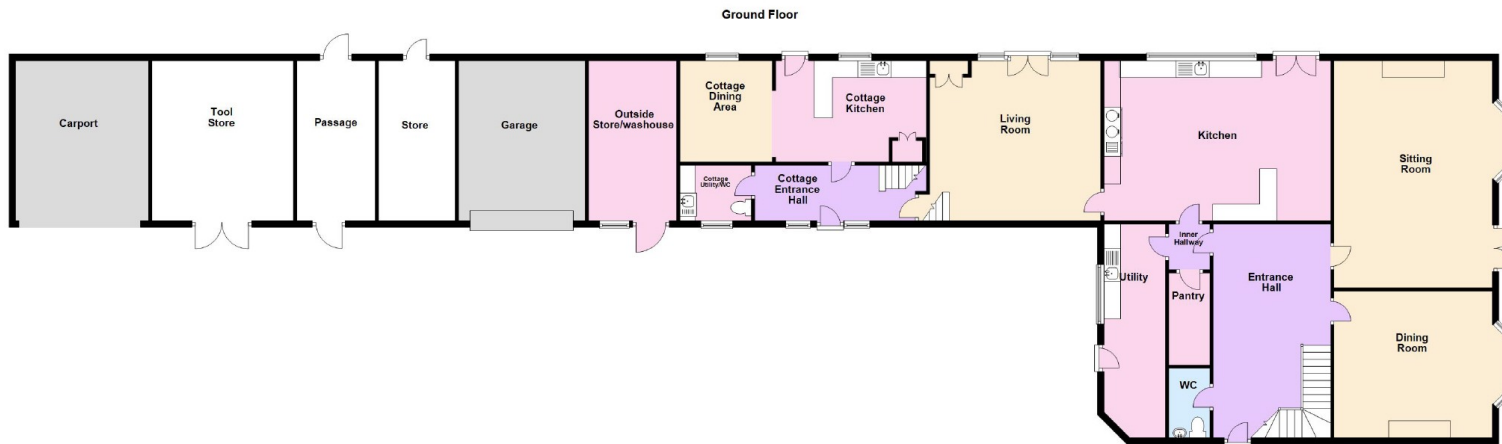
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Floor Plan

This plan is for illustrative purposes only



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Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO ₂ emissions	Current	Potential
(92-100) A			(20-100) A		
(81-91) B			(45-100) B		
(69-80) C			(55-100) C		
(55-68) D			(65-100) D		
(39-54) E			(75-100) E		
(21-38) F			(85-100) F		
(1-20) G			(95-100) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	



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